Amendments to the Claims: This listing of claims will replace all prior versions, and listings, of claims in the application

Listing of Claims:

1.   (Currently Amended) A computer-implemented method for appraising a real estate property, the method comprising the steps of:

a) storing influence factors and a range of influence factor values for each of different types of appraisal approaches;

b) ~~defining~~performing nonlinear programming with a ~~predetermined~~nonlinear objective function that includes control variables representing ~~uses each of the different types of appraisal approaches according to~~the stored influence factors for all of the different types of appraisal approaches ~~and the stored range of influence factor values~~;

c) executing nonlinear programming of the nonlinear objective function to simultaneously optimize the nonlinear objective function for all of the different types of appraisal approaches, by adjusting the control variables within the corresponding range of influence factor values; and

~~e~~d) providing signals indicative of an optimal range of appraisal values for the real estate property from the optimized nonlinear objective function~~performed nonlinear programming~~ according to each of the different types of appraisal approaches,

wherein each of the different types of appraisal approaches are a sales comparison approach, an income capitalization approach and a cost approach, and

all of the different types of appraisal approaches are used together to optimize the nonlinear objective function.

2.   (Previously Presented) A method according to claim 1, step (a) further including the step of automatically optimizing the stored range of influence factor values of each of the different types of appraisal approaches.

3.   (Currently Amended) A method according to claim 1, step (~~b~~c) further including the step of automatically eliminating all discrepancies or outliers of the stored influence factors.

4.   (Currently Amended) A method according to claim 1, step (~~c~~d) further including the step of automatically obtaining a respective optimal range of appraisal values for each of the different types of appraisal approaches.

5.   (Currently Amended) A method according to claim 1, step (~~c~~d) further including the step of automatically performing a feasibility study to determine whether the optimal range of appraisal values meets predetermined economic return requirements for the real estate property.

6.   (Currently Amended) A method according to claim 1, step (~~c~~d) further including the step of automatically performing a sensitivity analysis using the stored influence factors for each of the different types of appraisal approaches together to determine a sensitivity of the optimal range of appraisal values to changes in each of the stored influence factors.

7.   (Previously Presented) A method according to claim 1, wherein the method automatically reconciles the optimal range of appraisal values for each of the different types of appraisal approaches.

8.   (Currently Amended) A method according to claim 1, the method further including the step of repeating step (~~b~~c) to search for combinations of the stored influence factors that automatically produce a same optimal value as for the stored influence factors individually.

9.   (Currently Amended) A method according to claim 1, step (~~c~~d) further including the step of automatically performing a highest and best use analysis to determine a financial feasibility criteria for each separate use.

10.   (Currently Amended) A method according to claim 1, wherein the ~~predetermined~~ nonlinear objective function uses project periods that are considered in one of the different types of appraisal approaches.

11.   (Currently Amended) A method according to claim 1, step (~~c~~d) further including the step of optimally calculating different capitalization rates that are considered in one of the different types of appraisal approaches.

12.   (Currently Amended) A system for appraising a real estate property, the system comprising:

a memory for storing influence factors and a range of influence factor values for each of different types of appraisal approaches;

a calculator for: 1) ~~performing nonlinear programming with~~ defining a ~~predetermined~~ nonlinear objective function that ~~uses each of the different types of appraisal approaches according to~~includes control variables representing the stored influence factors for all of the different types of appraisal approaches, ~~and the range of stored influence factor values and~~ 2) executing nonlinear programming of the nonlinear objective function to simultaneously optimize the nonlinear objective function for all of the different types of appraisal approaches, by adjusting the control variables within the corresponding range of influence factor values and 3) determining an optimal range of appraisal values for the real estate property from the ~~performed nonlinear programming~~optimized nonlinear objective function according to each of the different types of appraisal approaches; and

an output for providing signals indicative of the optimal range of appraisal values for the real estate property,

wherein each of the different types of appraisal approaches are a sales comparison approach, an income capitalization approach and a cost approach, and

all of the different types of appraisal approaches are used together to optimize the nonlinear objective function.